HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

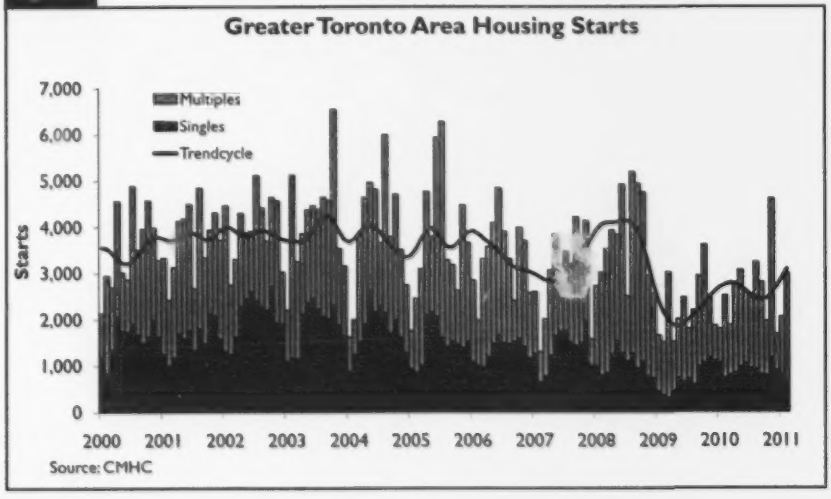
Date Released: March 2011

New Home Market

GTA housing starts show strength in February

New home construction in the Greater Toronto Area (GTA) continued to show strength in February. A total of 2,986 homes were started in the month — up 19 per cent from last year. Over 5,000 starts were recorded during the first two months of 2011, representing the second best start to a year since the peak of activity in 2003. Condominium apartments have accounted for nearly 40 per cent of activity so far this year and are shaping up to be the engine of growth for the construction industry in the GTA. Condo starts recorded during January and February nearly doubled the level from the same period in 2010. Condo completions are also on the rise — over 3,000 units were completed in the first two months of this year. The high volume of projects finishing up construction has taken the number of condo units under construction down to just over 30,000, which is the lowest it has been since early 2008. This level will hold throughout the year as the number of condo units started is expected to match the number of completions. The strength in condo construction activity reflects a growing preference for this housing type among first-time buyers, downsizers and renters.

Figure 1



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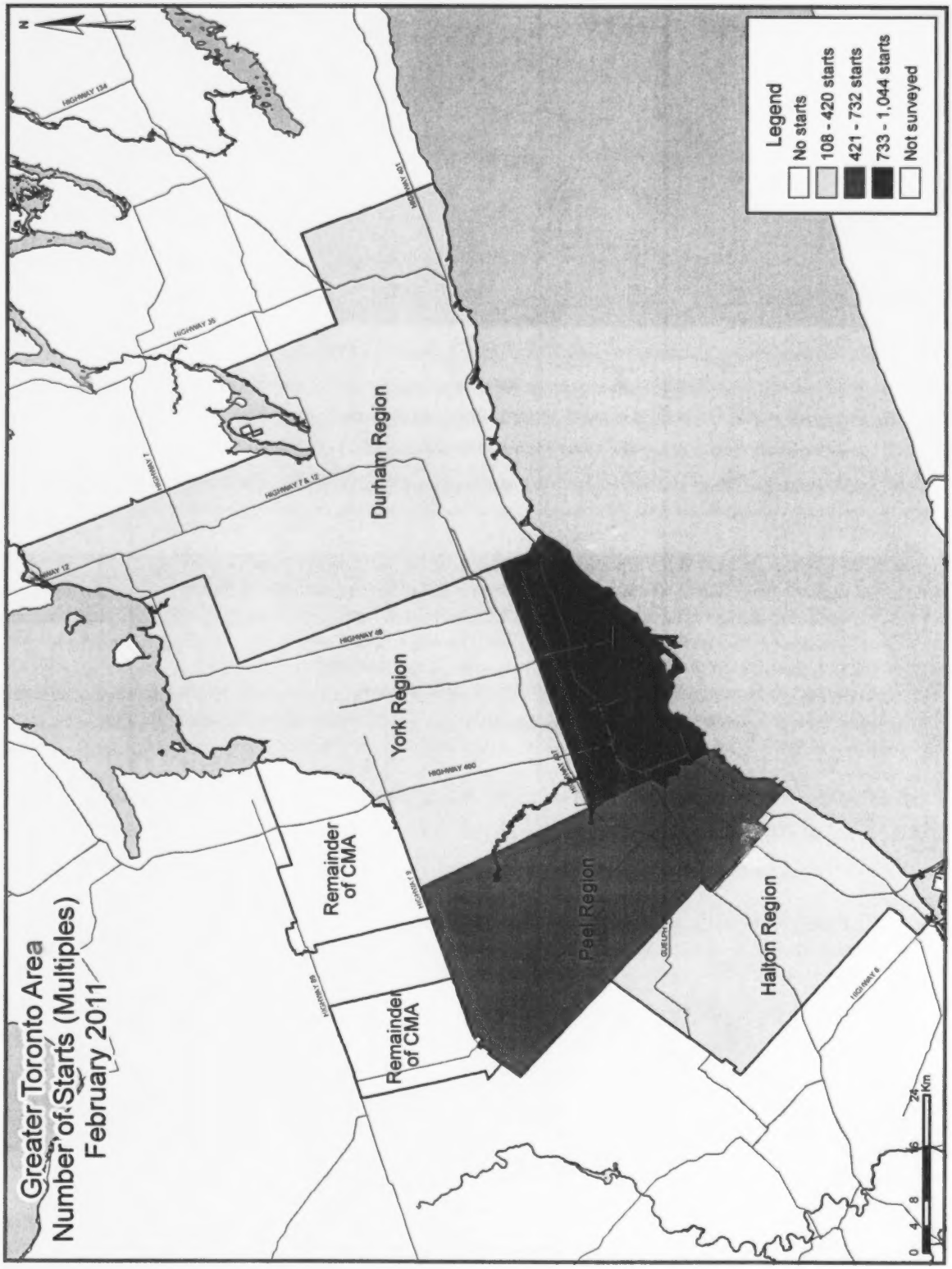
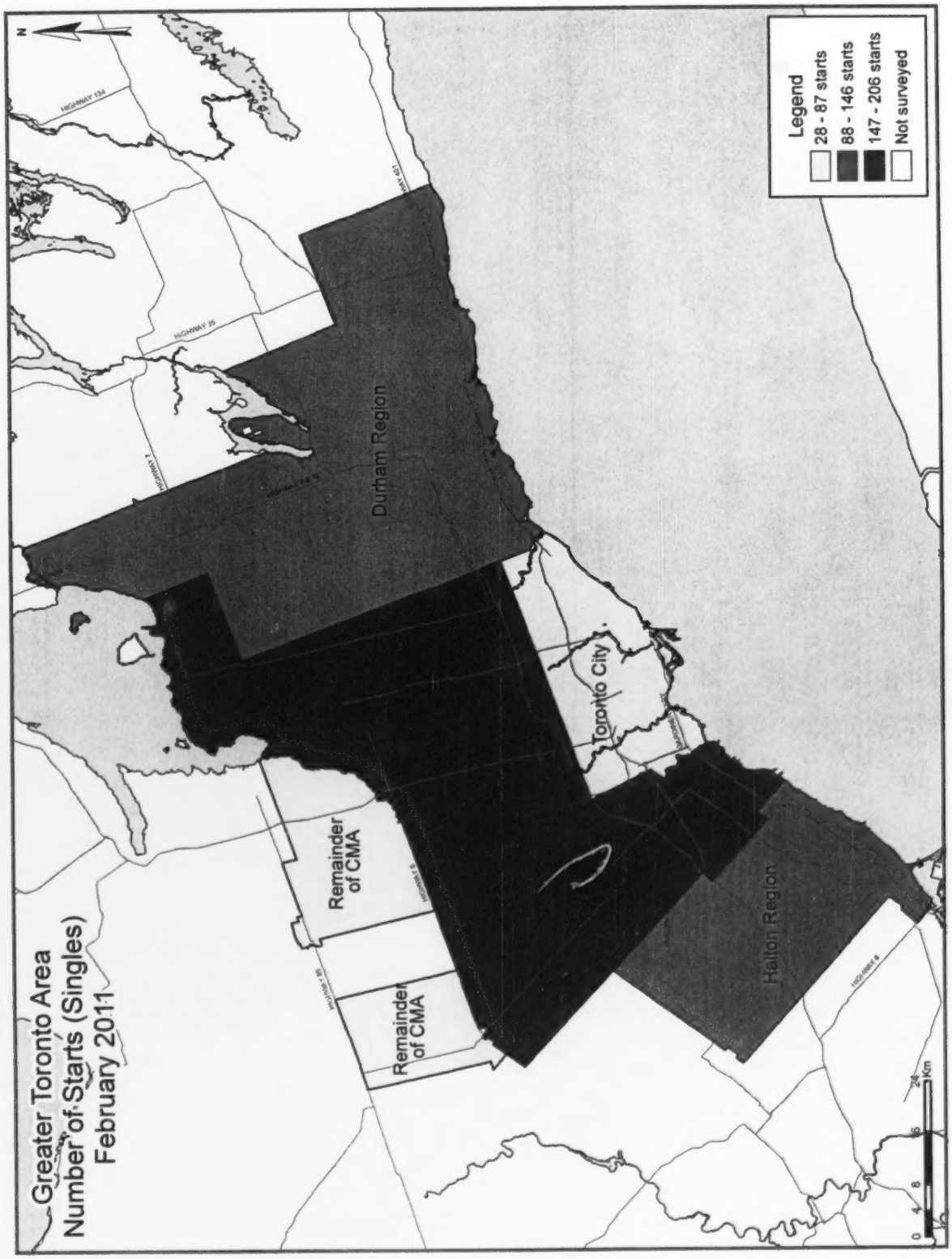
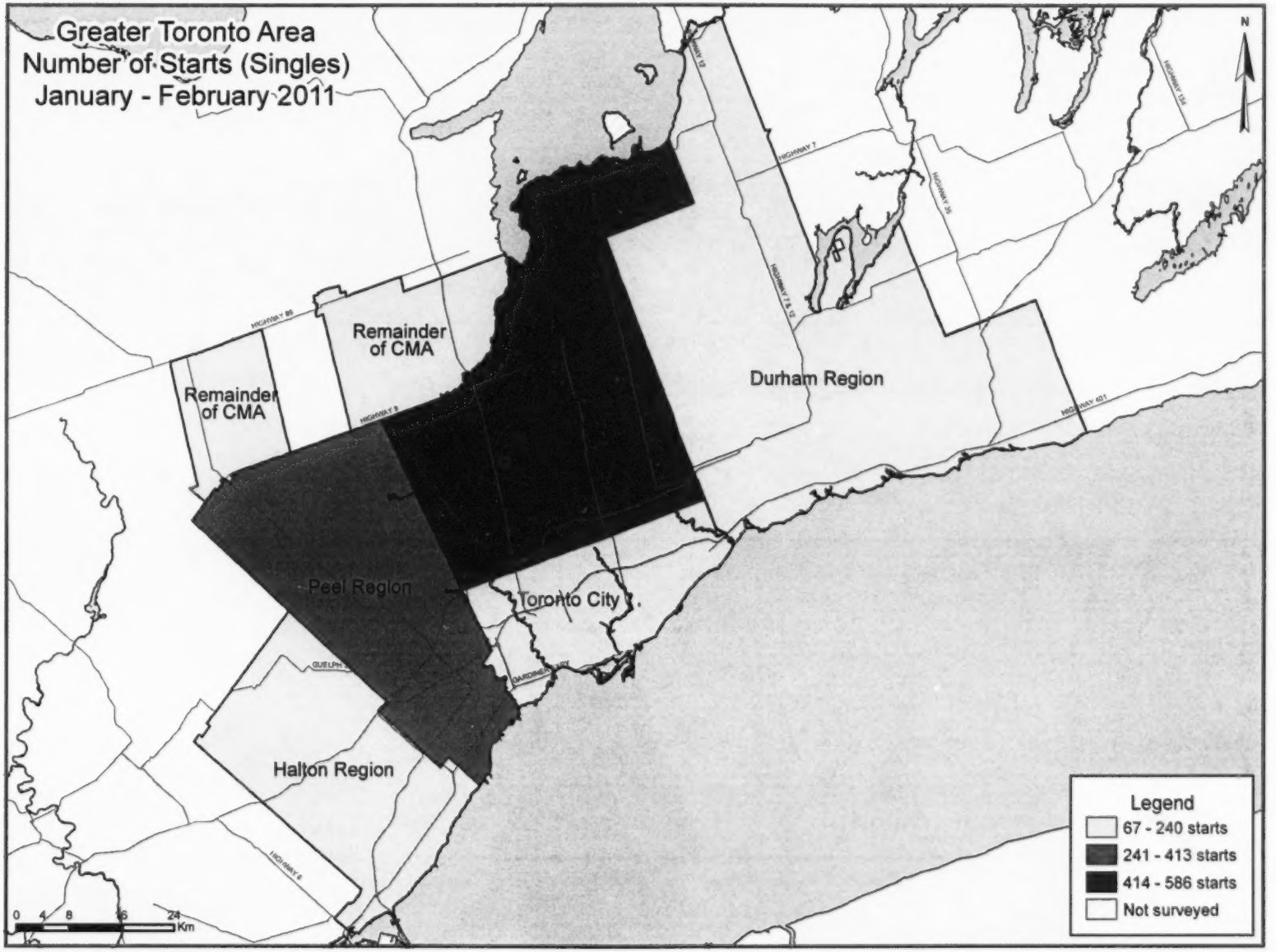
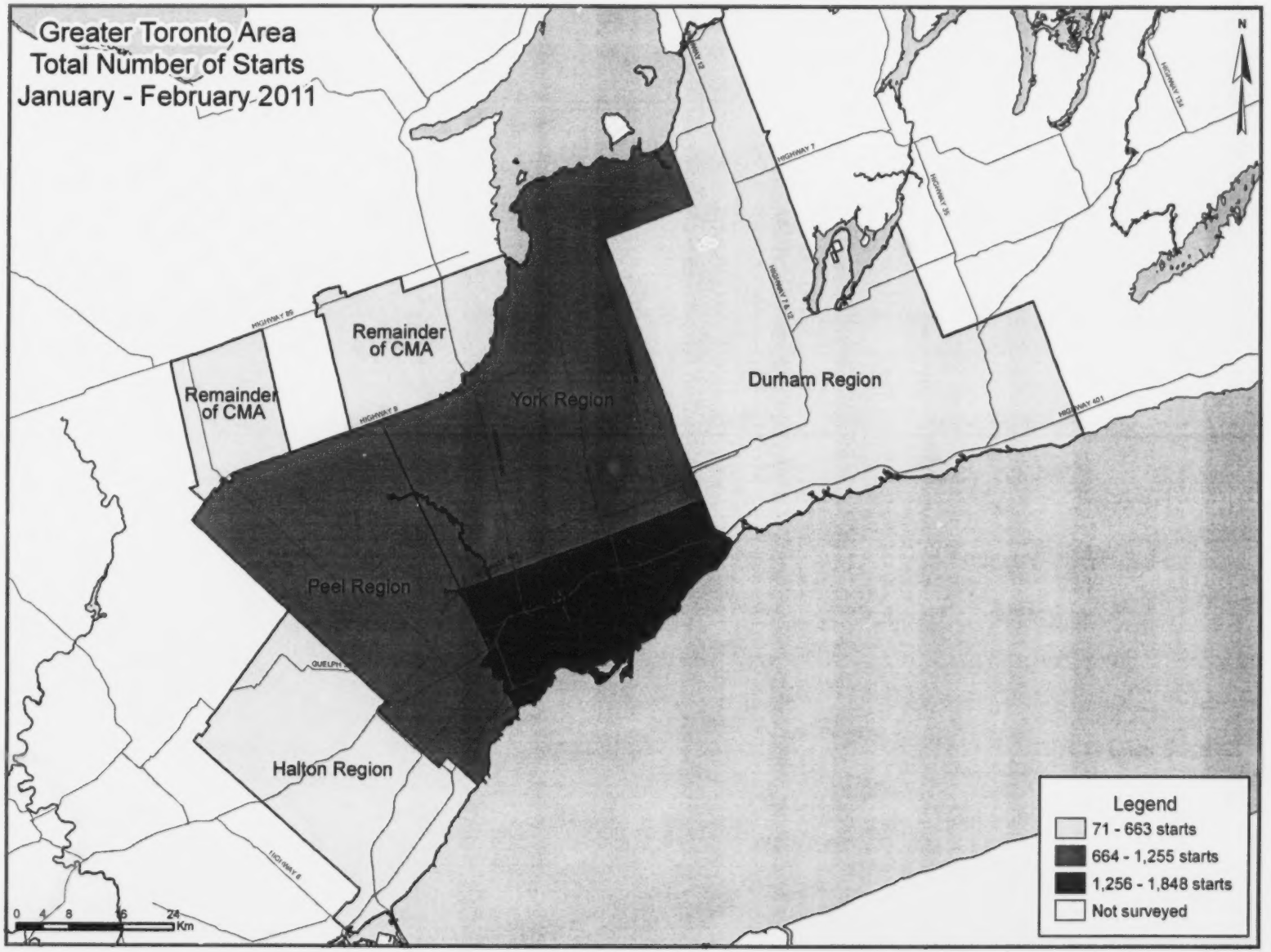

Greater Toronto Area
Number of Starts (Multiples)
February 2011
Legend
No starts
108 - 420 starts
421 - 732 starts
733 - 1,044 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 404
HIGHWAY 401
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 12
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
February 2011
Legend
28 - 87 starts
88 - 146 starts
147 - 206 starts
Not surveyed
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 35
HIGHWAY 404
HIGHWAY 8
0
4
8
16
24
Km

Greater Toronto Area
Total Number of Starts
February 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Halton Region
HIGHWAY 7
HIGHWAY 35
HIGHWAY 115
HIGHWAY 401
HIGHWAY 8
GUELPH
N
0 4 8 16 24
Km
Legend
28 - 381 starts
382 - 734 starts
735 - 1,087 starts
Not surveyed

Greater Toronto Area
Number of Starts (Multiples)
January - February 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
GUELPH
HIGHWAY 7
HIGHWAY 400
HIGHWAY 401
N
0 4 8 16 24
Km
Legend
4 - 594 starts
595 - 1,184 starts
1,185 - 1,775 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - February 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 35
HIGHWAY 401
HIGHWAY 6
0 4 8 16 24
Km
Legend
67 - 240 starts
241 - 413 starts
414 - 586 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
January - February 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 7A & 12
HIGHWAY 35
HIGHWAY 404
HIGHWAY 401
HIGHWAY 6
GUELPH
0 4 8 16 24 Km
Legend
71 - 663 starts
664 - 1,255 starts
1,256 - 1,848 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	601	194	798	6	129	940	4	237	2,909
February 2010	696	72	236	7	83	694	0	654	2,442
% Change	-13.6	169.4	**	-14.3	55.4	35.4	n/a	-63.8	19.1
Year-to-date 2011	1,387	348	912	8	129	1,911	4	237	4,936
Year-to-date 2010	1,643	202	377	7	127	844	0	697	3,897
% Change	-15.6	72.3	141.9	14.3	1.6	126.4	n/a	-66.0	26.7
UNDER CONSTRUCTION									
February 2011	6,805	1,420	3,491	43	1,112	30,314	32	2,519	45,765
February 2010	6,892	1,210	2,611	83	875	34,032	8	3,124	48,865
% Change	-1.3	17.4	33.7	-48.2	27.1	-10.9	**	-19.4	-6.3
COMPLETIONS									
February 2011	594	84	299	3	19	1,541	12	385	2,937
February 2010	655	190	57	1	13	449	0	140	1,505
% Change	-9.3	-55.8	**	200.0	46.2	**	n/a	175.0	95.1
Year-to-date 2011	1,280	152	456	7	196	3,156	12	410	5,669
Year-to-date 2010	1,269	352	123	10	31	1,600	0	225	3,610
% Change	0.9	-56.8	**	-30.0	**	97.3	n/a	82.2	57.0
COMPLETED & NOT ABSORBED									
February 2011	162	12	38	0	21	733	13	710	1,689
February 2010	424	28	92	3	20	361	26	234	1,188
% Change	-61.8	-57.1	-58.7	-100.0	5.0	103.0	-50.0	**	42.2
ABSORBED									
February 2011	596	92	300	3	19	1 598	12	191	2,811
February 2010	647	189	82	1	14	467	0	24	1,424
% Change	-7.9	-51.3	**	200.0	35.7	**	n/a	**	97.4
Year-to-date 2011	1,296	163	462	6	193	2,824	12	243	5,199
Year-to-date 2010	1,269	361	169	12	32	1,534	0	25	3,402
% Change	2.1	-54.8	173.4	-50.0	**	84.1	n/a	**	52.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other**	
STARTS									
February 2011	58	32	0	0	0	0	0	0	90
February 2010	83	0	0	0	0	0	0	0	83
% Change	-30.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8.4
Year-to-date 2011	108	32	0	0	0	0	0	0	140
Year-to-date 2010	208	0	0	0	0	0	0	0	208
% Change	-48.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-32.7
UNDER CONSTRUCTION									
February 2011	812	46	155	0	129	12	0	54	1,208
February 2010	723	4	64	0	94	18	0	42	945
% Change	12.3	**	142.2	n/a	37.2	-33.3	n/a	28.6	27.8
COMPLETIONS									
February 2011	55	2	10	0	13	0	0	0	80
February 2010	65	0	0	0	6	0	0	0	71
% Change	-15.4	n/a	n/a	n/a	116.7	n/a	n/a	n/a	12.7
Year-to-date 2011	119	2	20	0	13	0	0	0	154
Year-to-date 2010	134	0	8	0	12	0	3	0	157
% Change	-11.2	n/a	150.0	n/a	8.3	n/a	-100.0	n/a	-1.9
COMPLETED & NOT ABSORBED									
February 2011	9	0	2	0	2	14	0	0	27
February 2010	7	0	6	0	10	60	0	0	83
% Change	28.6	n/a	-66.7	n/a	-80.0	-76.7	n/a	n/a	-67.5
ABSORBED									
February 2011	59	2	10	0	13	0	0	0	84
February 2010	67	0	1	0	9	0	0	0	77
% Change	-11.9	n/a	**	n/a	44.4	n/a	n/a	n/a	9.1
Year-to-date 2011	124	2	20	0	14	1	0	0	161
Year-to-date 2010	136	0	9	0	15	1	3	0	164
% Change	-8.8	n/a	122.2	n/a	-6.7	0.0	-100.0	n/a	-1.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	646	230	798	2	129	940	4	237	2,986
February 2010	747	96	233	2	88	694	0	654	2,514
% Change	-13.5	139.6	**	0.0	46.6	35.4	n/a	-63.8	18.8
Year-to-date 2011	1,457	380	912	4	129	1,911	4	237	5,034
Year-to-date 2010	1,817	240	388	2	143	1,026	0	697	4,313
% Change	-19.8	58.3	135.1	100.0	-9.8	86.3	n/a	-66.0	16.7
UNDER CONSTRUCTION									
February 2011	7,526	1,464	3,668	27	1,265	30,862	32	2,573	47,446
February 2010	7,538	1,312	2,614	34	1,025	34,557	8	3,400	50,518
% Change	-0.2	11.6	40.3	-20.6	23.4	-10.7	**	-24.3	-6.1
COMPLETIONS									
February 2011	641	92	291	0	32	1,541	12	385	2,994
February 2010	727	198	44	0	27	449	0	140	1,585
% Change	-11.8	-53.5	**	n/a	18.5	**	n/a	175.0	88.9
Year-to-date 2011	1,376	162	465	0	209	3,156	12	410	5,790
Year-to-date 2010	1,397	352	114	7	49	1,542	3	225	3,689
% Change	-1.5	-54.0	**	-100.0	**	104.7	**	82.2	57.0
COMPLETED & NOT ABSORBED									
February 2011	168	12	45	0	26	744	13	892	1,900
February 2010	434	35	103	3	36	408	26	234	1,279
% Change	-61.3	-65.7	-56.3	-100.0	-27.8	82.4	-50.0	**	48.6
ABSORBED									
February 2011	645	100	297	0	32	1 598	12	191	2,875
February 2010	701	190	69	0	30	469	0	24	1,483
% Change	-8.0	-47.4	**	n/a	6.7	**	n/a	**	93.9
Year-to-date 2011	1,397	173	481	0	207	2,824	12	243	5,337
Year-to-date 2010	1,379	354	160	9	52	1,503	3	25	3,485
% Change	1.3	-51.1	**	-100.0	**	87.9	**	**	53.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2011	43	4	439	0	16	348	0	237	1,087
February 2010	52	4	65	0	0	694	0	654	1,469
York Region									
February 2011	206	104	43	0	43	88	4	0	488
February 2010	384	50	100	0	9	0	0	0	543
Peel Region									
February 2011	182	86	33	2	70	448	0	0	821
February 2010	130	14	37	2	59	0	0	0	242
Halton Region									
February 2011	95	4	48	0	0	56	0	0	203
February 2010	81	28	27	0	20	0	0	0	156
Durham Region									
February 2011	120	32	235	0	0	0	0	0	387
February 2010	100	0	4	0	0	0	0	0	104
Toronto CMA									
February 2011	601	194	798	6	129	940	4	237	2,909
February 2010	696	72	236	7	83	694	0	654	2,442
Oshawa CMA									
February 2011	58	32	0	0	0	0	0	0	90
February 2010	83	0	0	0	0	0	0	0	83
Greater Toronto Area									
February 2011	646	230	798	2	129	940	4	237	2,986
February 2010	747	96	233	2	88	694	0	654	2,514

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2011	996	124	1,495	0	104	24,902	20	2,413	30,083
February 2010	938	124	598	0	53	26,572	8	2,548	30,870
York Region									
February 2011	2,490	494	496	0	218	1,848	4	0	5,550
February 2010	3,066	520	1,024	1	89	3,202	0	120	8,023
Peel Region									
February 2011	2,279	624	540	27	581	2,845	8	26	6,930
February 2010	1,323	318	361	33	519	3,963	0	426	6,943
Halton Region									
February 2011	719	148	592	0	233	1,255	0	80	3,027
February 2010	1,070	278	330	0	260	802	0	264	3,004
Durham Region									
February 2011	1,020	74	545	0	129	12	0	54	1,834
February 2010	1,141	72	301	0	104	18	0	42	1,678
Toronto CMA									
February 2011	6,805	1,420	3,491	43	1,112	30,314	32	2,519	45,765
February 2010	6,892	1,210	2,611	83	875	34,032	8	3,124	48,865
Oshawa CMA									
February 2011	812	46	155	0	129	12	0	54	1,208
February 2010	723	4	64	0	94	18	0	42	945
Greater Toronto Area									
February 2011	7,504	1,464	3,668	27	1,265	30,862	32	2,573	47,424
February 2010	7,538	1,312	2,614	34	1,025	34,557	8	3,400	50,518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2011	50	8	42	0	0	901	0	332	1,333
February 2010	73	54	0	0	0	152	0	110	389
York Region									
February 2011	255	14	92	0	5	153	12	0	531
February 2010	369	60	16	0	0	0	0	0	445
Peel Region									
February 2011	143	20	23	0	14	487	0	0	687
February 2010	58	58	20	0	0	297	0	30	463
Halton Region									
February 2011	83	28	32	0	0	0	0	53	196
February 2010	101	14	8	0	21	0	0	0	144
Durham Region									
February 2011	110	22	102	0	13	0	0	0	247
February 2010	126	12	0	0	6	0	0	0	144
Toronto CMA									
February 2011	594	84	299	3	19	1,541	12	385	2,937
February 2010	655	190	57	1	13	449	0	140	1,505
Oshawa CMA									
February 2011	55	2	10	0	13	0	0	0	80
February 2010	65	0	0	0	6	0	0	0	71
Greater Toronto Area									
February 2011	641	92	291	0	32	1,541	12	385	2,994
February 2010	727	198	44	0	27	449	0	140	1,585

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2011	48	7	22	0	12	621	11	513	1,234
February 2010	68	7	47	0	4	259	11	207	603
York Region									
February 2011	14	2	9	0	2	38	2	0	67
February 2010	6	2	14	0	12	46	0	0	80
Peel Region									
February 2011	72	3	3	0	6	60	0	197	341
February 2010	309	18	3	3	4	24	15	27	403
Halton Region									
February 2011	14	0	7	0	3	11	0	182	217
February 2010	35	8	23	0	6	19	0	0	91
Durham Region									
February 2011	20	0	4	0	3	14	0	0	41
February 2010	16	0	16	0	10	60	0	0	102
Toronto CMA									
February 2011	162	12	38	0	21	733	13	710	1,689
February 2010	424	28	92	3	20	361	26	234	1,188
Oshawa CMA									
February 2011	9	0	2	0	2	14	0	0	27
February 2010	7	0	6	0	10	60	0	0	83
Greater Toronto Area									
February 2011	168	12	45	0	26	744	13	892	1,900
February 2010	434	35	103	3	36	408	26	234	1,279

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2011	52	6	44	0	0	960	0	191	1,253
February 2010	68	54	24	0	0	162	0	24	332
York Region									
February 2011	252	23	91	0	5	154	12	0	537
February 2010	372	60	14	0	0	7	0	0	453
Peel Region									
February 2011	149	21	23	0	14	484	0	0	691
February 2010	51	58	20	0	0	298	0	0	427
Halton Region									
February 2011	85	28	37	0	0	0	0	0	150
February 2010	104	6	2	0	21	2	0	0	135
Durham Region									
February 2011	107	22	102	0	13	0	0	0	244
February 2010	106	12	9	0	9	0	0	0	136
Toronto CMA									
February 2011	596	92	300	3	19	1,598	12	191	2,811
February 2010	647	189	82	1	14	467	0	24	1,424
Oshawa CMA									
February 2011	59	2	10	0	13	0	0	0	84
February 2010	67	0	1	0	9	0	0	0	77
Greater Toronto Area									
February 2011	645	100	297	0	32	1,598	12	191	2,875
February 2010	701	190	69	0	30	469	0	24	1,483

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,109	1,760	3,587	25	1,519	12,021	28	1,322	31,371
% Change	28.2	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.4
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Toronto City	43	52	4	4	47	23	997	1,390	1,091	1,469	-25.7
Toronto	3	10	4	2	0	10	707	347	714	369	93.5
East York	1	4	0	0	0	0	0	0	1	4	-75.0
Etobicoke	3	4	0	2	0	0	0	890	3	896	-99.7
North York	32	11	0	0	29	6	237	0	298	17	**
Scarborough	4	22	0	0	19	7	48	153	71	182	-61.0
York	0	1	0	0	0	0	0	0	0	1	-100.0
York Region	206	384	104	50	90	109	88	0	488	543	-10.1
Aurora	1	36	0	2	0	0	0	0	1	38	-97.4
East Gwillimbury	2	1	0	0	0	0	0	0	2	1	100.0
Georgina Township	10	2	0	0	0	0	0	0	10	2	**
King Township	11	0	0	0	0	0	0	0	11	0	n/a
Markham	23	6	0	2	0	0	0	0	23	8	187.5
Newmarket	11	30	0	0	0	0	0	0	11	30	-63.3
Richmond Hill	44	98	0	0	48	34	0	0	92	132	-30.3
Vaughan	28	118	86	4	20	75	88	0	222	197	12.7
Whitchurch-Stouffville	76	93	18	42	22	0	0	0	116	135	-14.1
Peel Region	184	132	86	18	103	92	448	0	821	242	**
Brampton	169	76	80	8	4	20	0	0	253	104	143.3
Caledon	8	25	0	4	0	17	0	0	8	46	-82.6
Mississauga	7	31	6	6	99	55	448	0	560	92	**
Halton Region	95	81	4	28	48	47	56	0	203	156	30.1
Burlington	9	6	4	28	0	7	0	0	13	41	-68.3
Halton Hills	4	11	0	0	0	0	0	0	4	11	-63.6
Milton	74	59	0	0	44	22	56	0	174	81	114.8
Oakville	8	5	0	0	4	18	0	0	12	23	-47.8
Durham Region	120	100	32	0	0	4	235	0	387	104	**
Ajax	37	14	0	0	0	4	0	0	37	18	105.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	20	24	0	0	0	0	0	0	20	24	-16.7
Oshawa	20	49	32	0	0	0	0	0	52	49	6.1
Pickering	19	3	0	0	0	0	235	0	254	3	**
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	4	0	0	0	0	0	0	0	4	0	n/a
Whitby	18	10	0	0	0	0	0	0	18	10	80.0
Remainder of Toronto CMA	28	43	0	6	0	3	0	0	28	52	-46.2
Bradford West Gwillimbury	13	8	0	0	0	0	0	0	13	8	62.5
Town of Mono	2	2	0	0	0	0	0	0	2	2	0.0
New Tecumseth	7	14	0	2	0	0	0	0	7	16	-56.3
Orangeville	6	19	0	4	0	3	0	0	6	26	-76.9
Toronto CMA	607	703	194	78	289	271	1,819	1,390	2,909	2,442	19.1
Oshawa CMA	58	83	32	0	0	0	0	0	90	83	8.4
Greater Toronto Area (GTA)	648	749	230	100	289	275	1,819	1,390	2,986	2,514	18.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	71	104	10	12	18	41	1,717	1,357	1,816	1,514	19.9
Toronto	11	23	4	4	0	22	1,166	514	1,181	563	109.8
East York	1	8	0	0	0	0	0	0	1	8	-87.5
Etobicoke	4	8	0	2	0	0	0	890	4	900	-99.6
North York	42	29	2	0	29	6	237	0	310	35	**
Scarborough	15	37	4	6	19	15	314	153	352	211	66.8
York	0	3	0	0	0	0	0	0	0	3	-100.0
York Region	586	897	212	108	138	143	297	0	1,233	1,148	7.4
Aurora	15	82	0	4	0	0	0	0	15	86	-82.6
East Gwillimbury	6	11	14	0	5	8	0	0	25	19	31.6
Georgina Township	22	12	0	0	0	0	0	0	22	12	83.3
King Township	18	0	0	0	0	0	0	0	18	0	n/a
Markham	121	11	8	10	7	8	0	0	136	29	**
Newmarket	11	51	0	0	0	0	0	0	11	51	-78.4
Richmond Hill	102	159	4	0	54	48	0	0	160	207	-22.7
Vaughan	188	415	130	48	37	75	297	0	652	538	21.2
Whitchurch-Stouffville	103	156	56	46	26	4	0	0	185	206	-10.2
Peel Region	401	234	120	58	153	145	497	26	1,171	463	152.9
Brampton	376	158	108	46	54	69	49	26	587	299	96.3
Caledon	12	29	6	6	0	17	0	0	18	52	-65.4
Mississauga	13	47	6	6	99	59	448	0	566	112	**
Halton Region	224	316	6	62	61	137	56	182	347	697	-50.2
Burlington	23	14	4	42	0	32	0	182	27	270	-90.0
Halton Hills	9	26	2	0	0	23	0	0	11	49	-77.6
Milton	181	265	0	20	57	22	56	0	294	307	-4.2
Oakville	11	11	0	0	4	60	0	0	15	71	-78.9
Durham Region	177	264	32	4	0	17	235	0	444	285	55.8
Ajax	41	44	0	4	0	17	0	0	41	65	-36.9
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	47	69	0	0	0	0	0	0	47	69	-31.9
Oshawa	38	107	32	0	0	0	0	0	70	107	-34.6
Pickering	22	8	0	0	0	0	235	0	257	8	**
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	4	0	0	0	0	0	0	0	4	0	n/a
Whitby	23	32	0	0	0	0	0	0	23	32	-28.1
Remainder of Toronto CMA	67	57	4	6	0	3	0	0	71	66	7.6
Bradford West Gwillimbury	51	17	0	0	0	0	0	0	51	17	200.0
Town of Mono	3	5	0	0	0	0	0	0	3	5	-40.0
New Tecumseth	7	15	4	2	0	0	0	0	11	17	-35.3
Orangeville	6	20	0	4	0	3	0	0	6	27	-77.8
Toronto CMA	1,395	1,650	348	208	391	456	2,802	1,583	4,936	3,897	26.7
Oshawa CMA	108	208	32	0	0	0	0	0	140	208	-32.7
Greater Toronto Area (GTA)	1,461	1,819	380	244	391	485	2,802	1,765	5,034	4,313	16.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market February 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Toronto City	48	23	0	0	755	736	237	654
Toronto	0	10	0	0	707	347	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	389	0	501
North York	29	6	0	0	0	0	237	0
Scarborough	19	7	0	0	48	0	0	153
York	0	0	0	0	0	0	0	0
York Region	86	109	4	0	88	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	48	34	0	0	0	0	0	0
Vaughan	20	75	0	0	88	0	0	0
Whitchurch-Stouffville	18	0	4	0	0	0	0	0
Peel Region	103	92	0	0	448	0	0	0
Brampton	4	20	0	0	0	0	0	0
Caledon	0	17	0	0	0	0	0	0
Mississauga	99	55	0	0	448	0	0	0
Halton Region	48	47	0	0	56	0	0	0
Burlington	0	7	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	44	22	0	0	56	0	0	0
Oakville	4	18	0	0	0	0	0	0
Durham Region	0	4	0	0	235	0	0	0
Ajax	0	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	285	271	4	0	1,582	736	237	654
Oshawa CMA	0	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	285	275	4	0	1,582	736	237	654

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	69	43	0	0	1,190	886	237	671
Toronto	0	22	0	0	1,166	497	0	17
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	389	0	501
North York	29	6	0	0	0	0	237	0
Scarborough	19	15	0	0	314	0	0	153
York	0	0	0	0	0	0	0	0
York Region	125	143	4	0	297	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	5	8	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	8	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	54	48	0	0	0	0	0	0
Vaughan	37	75	0	0	297	0	0	0
Whitchurch-Stouffville	22	4	4	0	0	0	0	0
Peel Region	153	145	0	0	497	0	0	26
Brampton	54	69	0	0	49	0	0	26
Caledon	0	17	0	0	0	0	0	0
Mississauga	99	59	0	0	448	0	0	0
Halton Region	61	137	0	0	56	182	0	0
Burlington	0	32	0	0	0	182	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	57	22	0	0	56	0	0	0
Oakville	4	60	0	0	0	0	0	0
Durham Region	0	17	0	0	235	0	0	0
Ajax	0	17	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	387	456	4	0	2,565	886	237	697
Oshawa CMA	0	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	387	485	4	0	2,565	1,068	237	697

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Toronto City	414	64	300	305	0	0	714	369
Toronto	414	64	300	305	0	0	714	369
East York	1	4	0	0	0	0	1	4
Etobicoke	3	6	0	389	0	501	3	896
North York	61	17	0	0	237	0	298	17
Scarborough	7	29	64	0	0	153	71	182
York	0	1	0	0	0	0	0	1
York Region	353	534	131	9	4	0	488	543
Aurora	1	38	0	0	0	0	1	38
East Gwillimbury	2	1	0	0	0	0	2	1
Georgina Township	10	2	0	0	0	0	10	2
King Township	11	0	0	0	0	0	11	0
Markham	23	8	0	0	0	0	23	8
Newmarket	11	30	0	0	0	0	11	30
Richmond Hill	49	132	43	0	0	0	92	132
Vaughan	134	188	88	9	0	0	222	197
Whitchurch-Stouffville	112	135	0	0	4	0	116	135
Peel Region	301	181	520	61	0	0	821	242
Brampton	249	104	4	0	0	0	253	104
Caledon	8	40	0	6	0	0	8	46
Mississauga	44	37	516	55	0	0	560	92
Halton Region	147	136	56	20	0	0	203	156
Burlington	13	34	0	7	0	0	13	41
Halton Hills	4	11	0	0	0	0	4	11
Milton	118	81	56	0	0	0	174	81
Oakville	12	10	0	13	0	0	12	23
Durham Region	387	104	0	0	0	0	387	104
Ajax	37	18	0	0	0	0	37	18
Brock	0	0	0	0	0	0	0	0
Clarington	20	24	0	0	0	0	20	24
Oshawa	52	49	0	0	0	0	52	49
Pickering	254	3	0	0	0	0	254	3
Scugog	2	0	0	0	0	0	2	0
Uxbridge	4	0	0	0	0	0	4	0
Whitby	18	10	0	0	0	0	18	10
Remainder of Toronto CMA	24	45	4	7	0	0	28	52
Bradford West Gwillimbury	13	8	0	0	0	0	13	8
Town of Mono	1	1	1	1	0	0	2	2
New Tecumseth	4	10	3	6	0	0	7	16
Orangeville	6	26	0	0	0	0	6	26
Toronto CMA	1,593	1,004	1,075	784	241	654	2,909	2,442
Oshawa CMA	90	83	0	0	0	0	90	83
Greater Toronto Area (GTA)	1,674	1,076	1,071	784	241	654	2,986	2,514

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	521	205	1,077	844	271	671	1,869	1,720
Toronto	422	91	759	455	0	17	1,181	563
East York	1	8	0	0	0	0	1	8
Etobicoke	4	10	0	389	0	501	4	900
North York	73	35	0	0	237	0	310	35
Scarborough	34	58	318	0	0	153	352	211
York	0	3	0	0	0	0	0	3
York Region	880	1,139	340	9	4	0	1,224	1,148
Aurora	15	86	0	0	0	0	15	86
East Gwillimbury	25	19	0	0	0	0	25	19
Georgina Township	22	12	0	0	0	0	22	12
King Township	18	0	0	0	0	0	18	0
Markham	136	29	0	0	0	0	136	29
Newmarket	11	51	0	0	0	0	11	51
Richmond Hill	117	207	43	0	0	0	160	207
Vaughan	355	529	297	9	0	0	652	538
Whitchurch-Stouffville	181	206	0	0	4	0	185	206
Peel Region	600	361	571	76	0	26	1,171	463
Brampton	534	258	53	15	0	26	587	299
Caledon	18	46	0	6	0	0	18	52
Mississauga	48	57	518	55	0	0	566	112
Halton Region	291	455	56	242	0	0	347	697
Burlington	27	70	0	200	0	0	27	270
Halton Hills	11	49	0	0	0	0	11	49
Milton	238	307	56	0	0	0	294	307
Oakville	15	29	0	42	0	0	15	71
Durham Region	444	285	0	0	0	0	444	285
Ajax	41	65	0	0	0	0	41	65
Brock	0	1	0	0	0	0	0	1
Clarington	47	69	0	0	0	0	47	69
Oshawa	70	107	0	0	0	0	70	107
Pickering	257	8	0	0	0	0	257	8
Scugog	2	3	0	0	0	0	2	3
Uxbridge	4	0	0	0	0	0	4	0
Whitby	23	32	0	0	0	0	23	32
Remainder of Toronto CMA	67	59	4	7	0	0	71	66
Bradford West Gwillimbury	51	17	0	0	0	0	51	17
Town of Mono	2	4	1	1	0	0	3	5
New Tecumseth	8	11	3	6	0	0	11	17
Orangeville	6	27	0	0	0	0	6	27
Toronto CMA	2,647	2,222	2,048	978	241	697	4,936	3,897
Oshawa CMA	140	208	0	0	0	0	140	208
Greater Toronto Area (GTA)	2,749	2,445	2,044	1,171	241	697	5,034	4,313

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Toronto City	50	73	8	54	42	0	1,233	262	1,333	389	**
Toronto	13	4	6	0	10	0	861	110	890	114	**
East York	1	0	0	2	0	0	0	0	1	2	-50.0
Etobicoke	9	6	2	2	0	0	40	0	51	8	**
North York	14	49	0	50	0	0	332	152	346	251	37.8
Scarborough	13	14	0	0	32	0	0	0	45	14	**
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	255	369	14	60	109	16	153	0	531	445	19.3
Aurora	20	11	0	14	0	0	153	0	173	25	**
East Gwillimbury	5	1	0	0	0	0	0	0	5	1	**
Georgina Township	4	4	0	0	0	0	0	0	4	4	0.0
King Township	25	3	0	0	7	0	0	0	32	3	**
Markham	40	120	12	16	12	0	0	0	64	136	-52.9
Newmarket	8	36	0	0	0	16	0	0	8	52	-84.6
Richmond Hill	24	11	0	2	34	0	0	0	58	13	**
Vaughan	121	136	0	4	23	0	0	0	144	140	2.9
Whitchurch-Stouffville	8	47	2	24	33	0	0	0	43	71	-39.4
Peel Region	143	58	20	58	37	20	487	327	687	463	48.4
Brampton	98	52	18	14	23	12	0	30	139	108	28.7
Caledon	9	1	0	0	6	0	0	0	15	1	**
Mississauga	36	5	2	44	8	8	487	297	533	354	50.6
Halton Region	83	101	28	14	32	29	53	0	196	144	36.1
Burlington	23	25	6	14	0	8	0	0	29	47	-38.3
Halton Hills	4	2	0	0	8	13	53	0	65	15	**
Milton	44	61	22	0	13	0	0	0	79	61	29.5
Oakville	12	13	0	0	11	8	0	0	23	21	9.5
Durham Region	110	126	22	12	115	6	0	0	247	144	71.5
Ajax	50	37	20	12	92	0	0	0	162	49	**
Brock	0	16	0	0	0	0	0	0	0	16	-100.0
Clarington	23	14	0	0	13	0	0	0	36	14	157.1
Oshawa	23	25	2	0	0	0	0	0	25	25	0.0
Pickering	3	4	0	0	0	0	0	0	3	4	-25.0
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	9	26	0	0	10	6	0	0	19	32	-40.6
Remainder of Toronto CMA	35	38	0	6	18	13	0	0	53	57	-7.0
Bradford West Gwillimbury	28	30	0	0	18	0	0	0	46	30	53.3
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	6	2	0	0	0	0	0	0	6	2	200.0
Orangeville	1	4	0	6	0	13	0	0	1	23	-95.7
Toronto CMA	597	656	84	190	330	70	1,926	589	2,937	1,505	95.1
Oshawa CMA	55	65	2	0	23	6	0	0	80	71	12.7
Greater Toronto Area (GTA)	641	727	92	198	335	71	1,926	589	2,994	1,585	88.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	107	123	8	60	112	23	2,791	1,441	3,018	1,648	83.2
Toronto	17	19	6	0	15	0	1,961	963	1,999	982	103.6
East York	6	8	0	2	0	0	0	198	6	208	-97.1
Etobicoke	18	12	2	4	0	0	40	127	60	143	-58.0
North York	29	56	0	50	16	0	793	152	838	258	**
Scarborough	31	28	0	4	81	0	0	0	112	32	**
York	1	0	0	0	0	23	0	0	1	23	-95.7
York Region	551	466	32	156	221	28	208	0	1,012	650	19.1
Aurora	30	15	0	16	0	0	153	0	183	31	**
East Gwillimbury	21	4	0	0	4	12	0	0	25	16	56.3
Georgina Township	15	7	0	0	11	0	0	0	26	7	**
King Township	25	3	0	0	7	0	0	0	32	3	**
Markham	63	179	28	60	12	0	0	0	103	239	-56.9
Newmarket	26	43	0	0	0	16	0	0	26	59	-55.9
Richmond Hill	115	22	0	8	70	0	25	0	210	30	**
Vaughan	233	331	2	38	84	0	30	0	349	369	-5.4
Whitchurch-Stouffville	23	62	2	34	33	0	0	0	58	96	-39.6
Peel Region	328	160	52	96	170	39	511	327	1,061	622	70.6
Brampton	257	113	24	24	140	25	24	30	445	192	131.8
Caledon	29	1	8	0	6	0	0	0	43	1	**
Mississauga	42	46	20	72	24	14	487	297	573	429	33.6
Halton Region	190	209	38	24	52	43	53	0	333	276	20.7
Burlington	45	40	8	14	10	8	0	0	63	62	1.6
Halton Hills	11	11	0	0	8	13	53	0	72	24	200.0
Milton	98	118	30	10	13	0	0	0	141	128	10.2
Oakville	36	40	0	0	21	22	0	0	57	62	-8.1
Durham Region	205	246	32	16	131	33	0	0	368	295	24.7
Ajax	74	82	30	16	98	10	0	0	202	108	87.0
Brock	0	17	0	0	0	0	0	0	0	17	-100.0
Clarington	46	35	0	0	13	0	0	0	59	35	68.6
Oshawa	57	47	2	0	0	17	0	0	59	64	-7.8
Pickering	7	6	0	0	0	0	0	0	7	6	16.7
Scugog	3	4	0	0	0	0	0	0	3	4	-25.0
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	16	52	0	0	20	6	0	0	36	58	-37.9
Remainder of Toronto CMA	78	70	0	16	21	17	0	58	99	161	-38.5
Bradford West Gwillimbury	59	39	0	6	18	0	0	0	77	45	71.1
Town of Mono	4	3	0	0	0	0	0	0	4	3	33.3
New Tecumseth	9	24	0	2	0	0	0	0	9	26	-65.4
Orangeville	6	4	0	8	3	17	0	58	9	87	-89.7
Toronto CMA	1,287	1,279	152	354	664	152	3,566	1,825	5,669	3,610	57.0
Oshawa CMA	119	134	2	0	33	23	0	0	154	157	-1.9
Greater Toronto Area (GTA)	1,376	1,404	162	352	686	166	3,566	1,767	5,790	3,689	57.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market February 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Toronto City	42	0	0	0	901	152	332	110
Toronto	10	0	0	0	861	0	0	110
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	40	0	0	0
North York	0	0	0	0	0	152	332	0
Scarborough	32	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	97	16	12	0	153	0	0	0
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	7	0	0	0	0	0	0	0
Markham	12	0	0	0	0	0	0	0
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	34	0	0	0	0	0	0	0
Vaughan	23	0	0	0	0	0	0	0
Whitchurch-Stouffville	21	0	12	0	0	0	0	0
Peel Region	37	20	0	0	487	297	0	30
Brampton	23	12	0	0	0	0	0	30
Caledon	6	0	0	0	0	0	0	0
Mississauga	8	8	0	0	487	297	0	0
Halton Region	32	29	0	0	0	0	53	0
Burlington	0	8	0	0	0	0	0	0
Halton Hills	8	13	0	0	0	0	53	0
Milton	13	0	0	0	0	0	0	0
Oakville	11	8	0	0	0	0	0	0
Durham Region	115	6	0	0	0	0	0	0
Ajax	92	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	6	0	0	0	0	0	0
Remainder of Toronto CMA	18	13	0	0	0	0	0	0
Bradford West Gwillimbury	18	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	13	0	0	0	0	0	0
Toronto CMA	318	70	12	0	1,541	449	385	140
Oshawa CMA	23	6	0	0	0	0	0	0
Greater Toronto Area (GTA)	323	71	12	0	1,541	449	385	140

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	112	23	0	0	2,482	1,245	332	195
Toronto	15	0	0	0	1,961	768	0	195
East York	0	0	0	0	0	198	0	0
Etobicoke	0	0	0	0	40	127	0	0
North York	16	0	0	0	461	152	332	0
Scarborough	81	0	0	0	0	0	0	0
York	0	23	0	0	0	0	0	0
York Region	209	28	12	0	183	0	25	0
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	4	12	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	7	0	0	0	0	0	0	0
Markham	12	0	0	0	0	0	0	0
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	70	0	0	0	0	0	25	0
Vaughan	84	0	0	0	30	0	0	0
Whitchurch-Stouffville	21	0	12	0	0	0	0	0
Peel Region	170	39	0	0	511	297	0	30
Brampton	140	25	0	0	24	0	0	30
Caledon	6	0	0	0	0	0	0	0
Mississauga	24	14	0	0	487	297	0	0
Halton Region	52	43	0	0	0	0	53	0
Burlington	10	8	0	0	0	0	0	0
Halton Hills	8	13	0	0	0	0	53	0
Milton	13	0	0	0	0	0	0	0
Oakville	21	22	0	0	0	0	0	0
Durham Region	131	30	0	3	0	0	0	0
Ajax	98	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	0	0	0	0	0	0	0
Oshawa	0	14	0	3	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	20	6	0	0	0	0	0	0
Remainder of Toronto CMA	21	17	0	0	0	58	0	0
Bradford West Gwillimbury	18	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	17	0	0	0	58	0	0
Toronto CMA	652	152	12	0	3,156	1,600	410	225
Oshawa CMA	33	20	0	3	0	0	0	0
Greater Toronto Area (GTA)	674	163	12	3	3,156	1,542	410	225

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Toronto City	100	127	901	152	332	110	1,313	389
Toronto	29	4	861	0	0	110	890	114
East York	1	2	0	0	0	0	1	2
Etobicoke	11	8	40	0	0	0	51	8
North York	14	99	0	152	332	0	346	251
Scarborough	45	14	0	0	0	0	45	14
York	0	0	0	0	0	0	0	0
York Region	361	445	158	0	12	0	531	445
Aurora	20	25	153	0	0	0	173	25
East Gwillimbury	5	1	0	0	0	0	5	1
Georgina Township	4	4	0	0	0	0	4	4
King Township	32	3	0	0	0	0	32	3
Markham	64	136	0	0	0	0	64	136
Newmarket	8	52	0	0	0	0	8	52
Richmond Hill	53	13	5	0	0	0	58	13
Vaughan	144	140	0	0	0	0	144	140
Whitchurch-Stouffville	31	71	0	0	12	0	43	71
Peel Region	186	136	501	297	0	30	687	463
Brampton	139	78	0	0	0	30	139	108
Caledon	9	1	6	0	0	0	15	1
Mississauga	38	57	495	297	0	0	533	354
Halton Region	143	123	0	21	53	0	196	144
Burlington	29	39	0	8	0	0	29	47
Halton Hills	12	10	0	5	53	0	65	15
Milton	79	61	0	0	0	0	79	61
Oakville	23	13	0	8	0	0	23	21
Durham Region	234	138	13	6	0	0	247	144
Ajax	162	49	0	0	0	0	162	49
Brock	0	16	0	0	0	0	0	16
Clarington	23	14	13	0	0	0	36	14
Oshawa	25	25	0	0	0	0	25	25
Pickering	3	4	0	0	0	0	3	4
Scugog	1	3	0	0	0	0	1	3
Uxbridge	1	1	0	0	0	0	1	1
Whitby	19	26	0	6	0	0	19	32
Remainder of Toronto CMA	50	56	3	1	0	0	53	57
Bradford West Gwillimbury	46	30	0	0	0	0	46	30
Town of Mono	0	1	0	1	0	0	0	2
New Tecumseth	3	2	3	0	0	0	6	2
Orangeville	1	23	0	0	0	0	1	23
Toronto CMA	977	902	1,563	463	397	140	2,937	1,505
Oshawa CMA	67	65	13	6	0	0	80	71
Greater Toronto Area (GTA)	1,024	969	1,573	476	397	140	2,994	1,585

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	137	206	2,527	1,245	332	195	3,016	1,646
Toronto	38	19	1,961	768	0	195	1,999	982
East York	6	10	0	198	0	0	6	208
Etobicoke	20	16	40	127	0	0	60	143
North York	29	106	477	152	332	0	838	258
Scarborough	63	32	49	0	0	0	112	32
York	1	23	0	0	0	0	1	23
York Region	729	850	246	0	37	0	1,012	850
Aurora	30	31	153	0	0	0	183	31
East Gwillimbury	25	16	0	0	0	0	25	16
Georgina Township	26	7	0	0	0	0	26	7
King Township	32	3	0	0	0	0	32	3
Markham	103	239	0	0	0	0	103	239
Newmarket	26	59	0	0	0	0	26	59
Richmond Hill	159	30	26	0	25	0	210	30
Vaughan	282	369	67	0	0	0	349	369
Whitchurch-Stouffville	46	96	0	0	12	0	58	96
Peel Region	482	280	579	312	0	30	1,061	622
Brampton	367	154	78	8	0	30	445	192
Caledon	37	1	6	0	0	0	43	1
Mississauga	78	125	495	304	0	0	573	429
Halton Region	280	247	0	29	53	0	333	276
Burlington	63	54	0	8	0	0	63	62
Halton Hills	19	19	0	5	53	0	72	24
Milton	141	128	0	0	0	0	141	128
Oakville	57	46	0	16	0	0	57	62
Durham Region	355	280	13	12	0	3	368	295
Ajax	202	108	0	0	0	0	202	108
Brock	0	17	0	0	0	0	0	17
Clarington	46	35	13	0	0	0	59	35
Oshawa	59	55	0	6	0	3	59	64
Pickering	7	6	0	0	0	0	7	6
Scugog	3	4	0	0	0	0	3	4
Uxbridge	2	3	0	0	0	0	2	3
Whitby	36	52	0	6	0	0	36	58
Remainder of Toronto CMA	92	98	7	63	0	0	99	161
Bradford West Gwillimbury	77	45	0	0	0	0	77	45
Town of Mono	3	2	1	1	0	0	4	3
New Tecumseth	3	22	6	4	0	0	9	26
Orangeville	9	29	0	58	0	0	9	87
Toronto CMA	1,888	1,744	3,359	1,641	422	225	5,669	3,610
Oshawa CMA	141	142	13	12	0	3	154	157
Greater Toronto Area (GTA)	2,003	1,863	3,365	1,598	422	228	5,790	3,689

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2011	7	13.5	2	3.8	0	0.0	5	9.6	38	73.1	52	1,357,500	1,405,826
February 2010	2	2.9	0	0.0	8	11.8	6	8.8	52	76.5	68	906,500	1,227,963
Year-to-date 2011	12	12.0	3	3.0	1	1.0	15	15.0	69	69.0	100	1,350,000	1,315,327
Year-to-date 2010	5	4.2	3	2.5	11	9.2	14	11.7	87	72.5	120	910,000	1,164,464
Toronto													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,475,000	1,860,955
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,475,000	1,790,227
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,100,000	1,247,638
East York													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Etobicoke													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	1,539,650	1,650,338
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,339,900	1,379,750
North York													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,552,700	1,744,011
February 2010	0	0.0	0	0.0	0	0.0	2	4.7	41	95.3	43	949,990	1,390,867
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,529,500	1,632,435
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	3.8	50	96.2	52	1,386,450	1,435,223
Scarborough													
February 2011	7	38.9	2	11.1	0	0.0	5	27.8	4	22.2	18	484,990	733,684
February 2010	2	14.3	0	0.0	8	57.1	4	28.6	0	0.0	14	497,990	489,334
Year-to-date 2011	12	37.5	3	9.4	1	3.1	12	37.5	4	12.5	32	504,990	623,869
Year-to-date 2010	5	17.9	3	10.7	11	39.3	7	25.0	2	7.1	28	490,990	496,224
York													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2011	9	3.7	2	0.8	39	15.9	151	61.4	45	18.3	246	599,995	655,635
February 2010	37	9.9	94	25.3	67	18.0	158	42.5	16	4.3	372	493,900	523,555
Year-to-date 2011	21	3.8	11	2.0	63	11.5	345	63.1	107	19.6	547	600,900	656,679
Year-to-date 2010	52	7.7	105	15.5	107	15.8	376	55.6	36	5.3	676	547,990	554,513
Aurora													
February 2011	0	0.0	1	5.0	1	5.0	13	65.0	5	25.0	20	637,445	729,480
February 2010	0	0.0	3	27.3	2	18.2	6	54.5	0	0.0	11	511,990	518,395
Year-to-date 2011	0	0.0	1	2.9	2	5.9	25	73.5	6	17.6	34	628,990	680,742
Year-to-date 2010	0	0.0	3	20.0	4	26.7	7	46.7	1	6.7	15	511,990	544,749
East Gwillimbury													
February 2011	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	2	9.5	3	14.3	6	28.6	9	42.9	1	4.8	21	494,990	524,845
Year-to-date 2010	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	--	--
Georgina Township													
February 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2010	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	12	80.0	2	13.3	0	0.0	1	6.7	0	0.0	15	310,990	335,190
Year-to-date 2010	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	--	--
King Township													
February 2011	4	18.2	1	4.5	3	13.6	13	59.1	1	4.5	22	537,490	582,035
February 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2011	4	18.2	1	4.5	3	13.6	13	59.1	1	4.5	22	537,490	582,035
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Markham													
February 2011	1	2.5	0	0.0	24	60.0	6	15.0	9	22.5	40	479,800	607,629
February 2010	3	2.5	39	32.5	31	25.8	44	36.7	3	2.5	120	474,990	511,947
Year-to-date 2011	1	1.6	0	0.0	24	38.1	25	39.7	13	20.6	63	561,990	632,148
Year-to-date 2010	4	2.2	39	21.7	47	26.1	84	46.7	6	3.3	180	500,990	537,946
Newmarket													
February 2011	0	0.0	0	0.0	2	25.0	5	62.5	1	12.5	8	--	--
February 2010	16	44.4	9	25.0	7	19.4	4	11.1	0	0.0	36	417,990	422,200
Year-to-date 2011	1	3.8	3	11.5	5	19.2	16	61.5	1	3.8	26	526,400	533,414
Year-to-date 2010	20	47.6	10	23.8	8	19.0	4	9.5	0	0.0	42	406,490	419,233
Richmond Hill													
February 2011	0	0.0	0	0.0	0	0.0	16	72.7	6	27.3	22	658,900	855,485
February 2010	0	0.0	6	50.0	2	16.7	4	33.3	0	0.0	12	448,490	499,384
Year-to-date 2011	0	0.0	0	0.0	2	1.8	80	72.1	29	26.1	111	656,990	738,683
Year-to-date 2010	0	0.0	6	26.1	7	30.4	10	43.5	0	0.0	23	474,900	536,711
Vaughan													
February 2011	0	0.0	0	0.0	5	4.3	96	82.1	16	13.7	117	599,900	642,631
February 2010	1	0.7	22	16.2	10	7.4	95	69.9	8	5.9	136	569,990	568,517
Year-to-date 2011	0	0.0	0	0.0	10	4.3	172	74.5	49	21.2	231	604,900	676,314
Year-to-date 2010	4	1.2	27	8.0	24	7.1	261	77.2	22	6.5	338	584,990	594,213
Whitchurch-Stouffville													
February 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
February 2010	14	29.2	15	31.3	15	31.3	2	4.2	2	4.2	48	425,990	460,611
Year-to-date 2011	1	4.2	1	4.2	11	45.8	4	16.7	7	29.2	24	499,990	636,980
Year-to-date 2010	18	28.6	19	30.2	17	27.0	7	11.1	2	3.2	63	425,990	460,811

Source: CMHC (Market Absorption Survey)

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February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2011	32	21.5	23	15.4	16	10.7	52	34.9	26	17.4	149	509,990	616,641
February 2010	14	27.5	13	25.5	5	9.8	16	31.4	3	5.9	51	437,900	525,660
Year-to-date 2011	59	17.2	50	14.6	50	14.6	150	43.7	34	9.9	343	512,900	568,604
Year-to-date 2010	32	19.6	24	14.7	22	13.5	54	33.1	31	19.0	163	509,900	583,114
Brampton													
February 2011	32	30.8	22	21.2	15	14.4	34	32.7	1	1.0	104	440,445	466,137
February 2010	14	31.1	13	28.9	5	11.1	13	28.9	0	0.0	45	422,900	456,395
Year-to-date 2011	59	21.7	47	17.3	35	12.9	125	46.0	6	2.2	272	496,900	505,005
Year-to-date 2010	32	28.3	24	21.2	18	15.9	36	31.9	3	2.7	113	456,900	474,583
Caledon													
February 2011	0	0.0	1	11.1	1	11.1	5	55.6	2	22.2	9	--	--
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	6.9	13	44.8	11	37.9	3	10.3	29	499,900	552,091
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Mississauga													
February 2011	0	0.0	0	0.0	0	0.0	13	36.1	23	63.9	36	870,000	1,051,319
February 2010	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2011	0	0.0	1	2.4	2	4.8	14	33.3	25	59.5	42	850,000	991,883
Year-to-date 2010	0	0.0	0	0.0	4	8.7	14	30.4	28	60.9	46	850,000	850,822
Halton Region													
February 2011	0	0.0	24	28.2	35	41.2	20	23.5	6	7.1	85	488,990	523,623
February 2010	15	14.4	33	31.7	40	38.5	15	14.4	1	1.0	104	450,450	478,257
Year-to-date 2011	12	6.1	47	23.9	67	34.0	50	25.4	21	10.7	197	485,900	642,231
Year-to-date 2010	28	13.8	51	25.1	78	38.4	27	13.3	19	9.4	203	459,900	566,115
Burlington													
February 2011	0	0.0	4	17.4	11	47.8	7	30.4	1	4.3	23	498,990	509,599
February 2010	1	4.2	9	37.5	13	54.2	1	4.2	0	0.0	24	450,000	452,910
Year-to-date 2011	0	0.0	8	17.4	16	34.8	17	37.0	5	10.9	46	499,990	792,317
Year-to-date 2010	1	2.4	11	26.8	26	63.4	2	4.9	1	2.4	41	456,990	545,602
Halton Hills													
February 2011	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
February 2010	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	2	18.2	4	36.4	1	9.1	4	36.4	11	490,900	1,384,646
Year-to-date 2010	0	0.0	2	18.2	2	18.2	2	18.2	5	45.5	11	689,900	700,616
Milton													
February 2011	0	0.0	19	43.2	20	45.5	5	11.4	0	0.0	44	465,400	459,195
February 2010	14	23.0	23	37.7	22	36.1	2	3.3	0	0.0	61	430,900	434,000
Year-to-date 2011	12	12.2	35	35.7	45	45.9	5	5.1	1	1.0	98	450,900	453,248
Year-to-date 2010	27	22.9	38	32.2	46	39.0	4	3.4	3	2.5	118	440,900	449,809
Oakville													
February 2011	0	0.0	0	0.0	1	7.1	8	57.1	5	35.7	14	686,990	764,353
February 2010	0	0.0	0	0.0	4	23.5	12	70.6	1	5.9	17	529,590	676,944
Year-to-date 2011	0	0.0	2	4.8	2	4.8	27	64.3	11	26.2	42	654,995	724,369
Year-to-date 2010	0	0.0	0	0.0	4	12.1	19	57.6	10	30.3	33	647,990	962,648

Source: CMHC (Market Absorption Survey)

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February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2011	50	46.7	21	19.6	16	15.0	19	17.8	1	0.9	107	406,100	410,512
February 2010	49	46.2	8	7.5	10	9.4	37	34.9	2	1.9	106	426,990	444,866
Year-to-date 2011	106	52.5	26	12.9	20	9.9	49	24.3	1	0.5	202	393,945	409,030
Year-to-date 2010	104	46.0	15	6.6	24	10.6	79	35.0	4	1.8	226	433,445	444,843
Ajax													
February 2011	6	13.6	16	36.4	13	29.5	9	20.5	0	0.0	44	455,545	454,854
February 2010	2	5.9	1	2.9	4	11.8	27	79.4	0	0.0	34	545,500	546,231
Year-to-date 2011	8	11.6	17	24.6	13	18.8	31	44.9	0	0.0	69	491,100	481,027
Year-to-date 2010	9	11.1	1	1.2	11	13.6	60	74.1	0	0.0	81	544,440	528,886
Brock													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2011	17	73.9	2	8.7	0	0.0	4	17.4	0	0.0	23	342,990	368,059
February 2010	11	78.6	1	7.1	0	0.0	1	7.1	1	7.1	14	320,945	394,194
Year-to-date 2011	38	80.9	3	6.4	2	4.3	4	8.5	0	0.0	47	329,990	350,427
Year-to-date 2010	29	82.9	3	8.6	1	2.9	1	2.9	1	2.9	35	322,990	363,674
Oshawa													
February 2011	19	70.4	3	11.1	3	11.1	2	7.4	0	0.0	27	332,990	352,706
February 2010	19	73.1	3	11.5	3	11.5	1	3.8	0	0.0	26	306,900	339,857
Year-to-date 2011	47	78.3	6	10.0	4	6.7	3	5.0	0	0.0	60	317,445	341,668
Year-to-date 2010	37	77.1	5	10.4	4	8.3	2	4.2	0	0.0	48	330,945	344,056
Pickering													
February 2011	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
February 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
Scugog													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Whitby													
February 2011	8	88.9	0	0.0	0	0.0	1	11.1	0	0.0	9	--	--
February 2010	17	63.0	3	11.1	3	11.1	3	11.1	1	3.7	27	365,990	426,384
Year-to-date 2011	12	70.6	0	0.0	1	5.9	4	23.5	0	0.0	17	344,990	404,324
Year-to-date 2010	29	54.7	6	11.3	8	15.1	8	15.1	2	3.8	53	382,590	428,684

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	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2011	19	52.8	11	30.6	3	8.3	2	5.6	1	2.8	36	399,990	414,814
February 2010	36	94.7	1	2.6	0	0.0	1	2.6	0	0.0	38	330,445	334,846
Year-to-date 2011	42	56.0	20	26.7	7	9.3	5	6.7	1	1.3	75	398,990	409,065
Year-to-date 2010	64	91.4	4	5.7	0	0.0	2	2.9	0	0.0	70	322,945	329,425
Bradford West Gwillimbury													
February 2011	13	46.4	10	35.7	3	10.7	1	3.6	1	3.6	28	404,990	425,698
February 2010	29	96.7	1	3.3	0	0.0	0	0.0	0	0.0	30	329,990	326,479
Year-to-date 2011	28	47.5	19	32.2	7	11.9	4	6.8	1	1.7	59	403,990	422,715
Year-to-date 2010	35	89.7	4	10.3	0	0.0	0	0.0	0	0.0	39	344,990	341,802
Town of Mono													
February 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2010	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
New Tecumseth													
February 2011	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
February 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2010	24	100.0	0	0.0	0	0.0	0	0.0	0	0.0	24	284,990	285,657
Orangeville													
February 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Toronto CMA													
February 2011	73	12.3	74	12.5	95	16.0	235	39.6	116	19.6	593	549,900	669,252
February 2010	105	16.2	133	20.5	111	17.1	227	35.0	72	11.1	648	490,990	583,263
Year-to-date 2011	155	12.0	140	10.8	185	14.3	586	45.3	228	17.6	1,294	560,945	653,246
Year-to-date 2010	189	14.8	177	13.8	203	15.8	539	42.1	173	13.5	1,281	527,000	604,072
Oshawa CMA													
February 2011	44	74.6	5	8.5	3	5.1	7	11.9	0	0.0	59	332,990	356,731
February 2010	47	70.1	7	10.4	6	9.0	5	7.5	2	3.0	67	335,990	386,080
Year-to-date 2011	97	78.2	9	7.3	7	5.6	11	8.9	0	0.0	124	332,490	353,578
Year-to-date 2010	95	69.9	14	10.3	13	9.6	11	8.1	3	2.2	136	345,945	382,085
Greater Toronto Area													
February 2011	98	15.3	72	11.3	106	16.6	247	38.7	116	18.2	639	525,990	648,985
February 2010	117	16.7	148	21.1	130	18.5	232	33.1	74	10.6	701	480,990	573,420
Year-to-date 2011	210	15.1	137	9.9	201	14.5	609	43.8	232	16.7	1,389	549,900	644,284
Year-to-date 2010	221	15.9	198	14.3	242	17.4	550	39.6	177	12.8	1,388	513,445	594,445

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2011

Submarket	Feb 2011	Feb 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Toronto	1,860,955	--	n/a	1,790,227	1,247,638	43.5
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	1,650,338	1,379,750	19.6
North York	1,744,011	1,390,867	25.4	1,632,435	1,435,223	13.7
Scarborough	733,684	489,334	49.9	623,869	496,224	25.7
York	--	--	n/a	--	--	n/a
York Region	655,635	523,556	25.2	656,479	554,513	18.4
Aurora	729,480	518,395	40.7	680,742	544,749	25.0
East Gwillimbury	--	--	n/a	524,845	--	n/a
Georgina Township	--	--	n/a	335,190	--	n/a
King Township	582,035	--	n/a	582,035	--	n/a
Markham	607,629	511,947	18.7	632,148	537,946	17.5
Newmarket	--	422,200	n/a	533,414	419,233	27.2
Richmond Hill	855,485	499,384	71.3	738,683	536,711	37.6
Vaughan	642,631	568,517	13.0	676,314	594,213	13.8
Whitchurch-Stouffville	--	460,611	n/a	636,980	460,811	38.2
Peel Region	616,641	525,640	17.3	560,604	583,114	-3.9
Brampton	466,137	456,395	2.1	505,005	474,583	6.4
Caledon	--	--	n/a	552,091	--	n/a
Mississauga	1,051,319	--	n/a	991,883	850,822	16.6
Halton Region	523,623	478,257	9.5	642,731	566,115	13.5
Burlington	509,599	452,910	12.5	792,317	545,602	45.2
Halton Hills	--	--	n/a	1,384,646	700,616	97.6
Milton	459,195	434,000	5.8	453,248	449,809	0.8
Oakville	764,353	676,944	12.9	724,369	962,648	-24.8
Durham Region	410,512	444,866	-7.7	409,030	444,843	-8.1
Ajax	454,854	546,231	-16.7	481,027	528,886	-9.0
Brock	--	--	n/a	--	--	n/a
Clarington	368,059	394,194	-6.6	350,427	363,674	-3.6
Oshawa	352,706	339,857	3.8	341,668	344,056	-0.7
Pickering	--	--	n/a	--	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	--	n/a
Whitby	--	426,384	n/a	404,324	428,684	-5.7
Remainder of Toronto CMA	414,814	334,846	23.9	409,065	329,425	24.2
Bradford West Gwillimbury	425,698	326,479	30.4	422,715	341,802	23.7
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	--	285,657	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	669,252	583,263	14.7	653,246	604,072	8.1
Oshawa CMA	356,731	386,080	-7.6	353,578	382,085	-7.5
Greater Toronto Area (GTA)	648,985	573,420	13.2	644,284	594,445	8.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto February 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,413	11,536	12,660	58.6	454,470	5.3	451,765
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	21,446	88.7		26,976			418,777	16.3	
	Q4 2010	17,589	-18.0		23,520			439,113	4.9	
	YTD 2010	12,277	80.9		22,747			422,391	19.2	
	YTD 2011	10,605	-13.6		20,561			443,293	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
February 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	844	1,120	1,162	72.6	289,195	12.5	295,985
	February	819	61.9	941	1,481	1,510	62.3	286,635	8.6	290,326
	March	1,111	60.1	989	2,019	1,590	62.2	306,171	16.0	303,928
	April	1,184	40.5	922	2,052	1,573	58.6	304,451	12.9	302,160
	May	1,027	0.1	751	1,879	1,448	51.8	301,568	8.2	295,230
	June	920	-17.5	695	1,614	1,397	49.8	304,278	8.0	296,195
	July	708	-31.5	590	1,198	1,238	47.7	295,445	3.6	292,715
	August	661	-24.5	650	1,206	1,296	50.2	312,692	12.3	314,482
	September	707	-14.3	739	1,390	1,297	57.0	296,395	5.0	297,547
	October	688	-19.8	743	1,088	1,167	63.7	302,490	4.7	301,704
	November	661	-4.9	846	974	1,304	64.9	295,698	3.2	297,713
	December	461	-9.1	878	471	1,235	71.1	294,305	2.6	301,211
2011	January	505	-5.1	808	1,074	1,121	72.1	302,326	4.5	309,274
	February	652	-20.4	756	1,248	1,267	59.7	302,068	5.4	306,538
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	2,060	64.8		2,724			287,589	8.2	
	Q4 2010	1,810	-12.1		2,533			297,925	3.6	
	YTD 2010	1,351	57.8		2,601			287,643	10.2	
	YTD 2011	1,157	-14.4		2,322			302,180	5.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	856
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	860
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	860
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	863
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	862
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	866
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	874
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	884
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44		117.9	2,976	8.3	68.4	879
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	891
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	878
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	876
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	871
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	878
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	874
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	872
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	878
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	876
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	873
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44		117.9	188.5	8.9	68.6	889
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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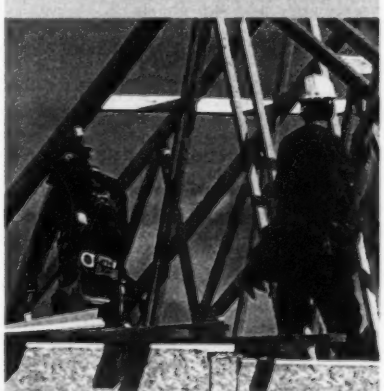

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